

# COMMONWEALTH OF VIRGINIA

SENATOR MAMIE LOCKE, Chair  
DELEGATE JOHN COSGROVE, Vice Chair  
ELIZABETH A. PALEN, Executive Director



GENERAL ASSEMBLY BUILDING  
910 CAPITOL STREET, SECOND FLOOR  
RICHMOND, VIRGINIA 23219  
(PHONE) 804-786-3591  
(FAX) 804-371-0169  
epalen@leg.state.va.us  
<http://dls.state.va.us/houscomm.htm>

## VIRGINIA HOUSING COMMISSION

### SUMMARY

#### **Virginia Housing Commission Norfolk Marriott Waterside, Chesapeake Rooms 1 & 2 235 E. Main Street, Norfolk, VA 23510 November 18, 2009; 1:00 P.M.**

**Members Present:** Senator Mamie Lock, Delegate John Cosgrove, Delegate Rosalyn Dance, Delegate Robert Hull, Delegate Danny Marshall, Delegate Glenn Oder, Senator Mary Margaret Whipple, Gary Garczynski, Melanie Thompson, T.K. Somanath

#### **I. Welcome and Call to Order- 1:15 P.M.**

Senator Mamie Locke, Chair

#### **II. Affordability, Real Estate Law & Mortgages Update**

Delegate Cosgrove, Chair

- Rental Agreements (HB 2124)
- Landlord & Tenant (HB 2129)
- Neighborhood Stabilization Program
- Housing Discrimination
- Affordable Housing Assessments (SB 299)
  - Assessors are using different capitalization rates, but should be the same;
  - Taxpayer seeking relief shall have burden of proof, putting the taxpayer on a more fair level against the assessor;
  - Assessment should apply for two years.
- Fair Housing Training
- 1031 Exchange Agent Legislation
  - The ability of one party to take money from a house and transfer the funds.
- Interpleader Jurisdiction
  - In general district court, interpleader can be up to \$15,000;
  - In circuit court, interpleader is over \$15,000;
  - With month long dockets, one can pay in court and have the matter resolved in 30 days;
  - In the case of foreclosures where the tenant is on the property, the person holding the security deposit will hold the escrow and the new landlord can determined what to do with the money.

---

DELEGATE JOHN A. COSGROVE  
DELEGATE ROSALYN R. DANCE  
DELEGATE ROBERT D. HULL  
DELEGATE DANIEL W. MARSHALL, III  
DELEGATE G. GLENN ODER

SENATOR MAMIE E. LOCKE  
SENATOR JOHN C. WATKINS  
SENATOR MARY MARGARET WHIPPLE

F. GARY GARCZYNSKI  
T. K. SOMANATH  
MELANIE S. THOMPSON

- Chinese Drywall

### **III. Mortgage Sub-Work Group Update**

Delegate Marshall, Chair

- Safe Act Legislative Update
  - Transitioned to online mortgage licensing system;
  - Unique identifier to submit products to large Federal companies;
  - Registration now includes mortgage loan originators, mortgage brokers and lenders;
  - This will affect Virginia brokers and small organizations.

### **IV. Neighborhood Transitions & Residential Land Use**

Delegate Dance, Chair

- Zoning Ordinance Enforcement (HB 2653)
- Suggested Legislation (§15.2-900.1)
  - Turned into nuisance;
  - Locality can pursue landlord if the tenants have been charged with three violations in one year.
- Recycled Materials & Buildings (HB 2027)
  - Recycling building materials eases the flow into landfills and puts the product back on the market;
  - Authorizes localities to incentivize certain materials or equipment used;
  - Incentives need to be created for tearing down and reconciling these buildings.

### **V. Housing & Environmental Standards**

Senator Watkins, Chair

- Water Issue
- Sprinkler Systems & Carbon Monoxide Detector Requirements/ Building Code Update
  - Need to figure out to what extent mandatory sprinklers should be included in the Code;
  - In the majority of fire casualties, it is not known if a smoke detector was present and if one was, it's unknown if it went off;
  - There is strong inference that if a detector was present and sounded, the fatality rates are lower;
  - The question to answer is if a sprinkler system would have saved lives.
- Revised Storm Water Regulations
- Home Energy Consumption

### **VI. Common Interest Communities**

Senator Whipple, Chair

- Property Owner's Association Act (SB 1366)
- Common Interest Communities Board & Regulations Update
  - The board gives solutions to the problems with developers without creating legislation;
  - Each Common Interest Community must establish own grievance procedures.

**VII. Public Comment**

**VIII. Adjourn- 3:17 P.M.**